



**Chair Charmaine Jacobs  
Commissioner Bruce Bartlett  
Commissioner Stella Larson  
Commissioner Harwood A. White, Jr.**

**Vice-Chair George C. Myers  
Commissioner John Jostes  
Commissioner Addison S. Thompson**

**PLANNING COMMISSION  
FINISHED AGENDA**

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**CITY COUNCIL CHAMBERS  
CITY HALL - DE LA GUERRA PLAZA  
THURSDAY, JUNE 7, 2007  
1:00 P.M.**

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**I. NOTICES:**

**A. TUESDAY, JUNE 5, 2007  
SITE VISIT**

**7:45 A.M.**  
630 GARDEN STREET  
Community Development Parking Lot  
1759 Grand Avenue  
3427 Sea Ledge Lane

The Planning Commission will visit the project sites scheduled for review at the Thursday Planning Commission meeting. No public testimony will be taken, but the public is invited to attend. Call 564-5470 for additional information.

**\*\* Site visits held. \*\***

**B. THURSDAY, JUNE 7, 2007  
LUNCH**

**12:15 P.M.**  
DE LA GUERRA PLAZA  
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City Staff to discuss the following:

1. 1642 Shoreline Drive – Substantial Conformance  
Case Planner: Jan Hubbell, Senior Planner  
Email: Jhubbell@SantaBarbaraCA.gov

**\*\* Discussion held. \*\***

2. Residential Unit Configuration  
Case Planner: Danny Kato, Senior Planner  
Email: Dkato@SantaBarbaraCA.gov

**\*\* Discussion held. \*\***

3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously-approved projects, and future agenda items.

**\*\* Update given. \*\***

4. Review and consideration of the following Planning Commission Resolutions and Minutes:

- c. Draft Minutes of April 5, 2007
- d. Resolution 015-07  
1722 State Street
- e. Draft Minutes of April 19, 2007
- f. Resolution 017-07  
2108 Los Canoas Road
- g. Resolution 018-07  
128-138 E. Canon Perdido Street and 825-833 Santa Barbara Street

**\*\* Reviewed and considered. \*\***

- C. This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.
- D. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- E. The Planning Commission agenda schedule is subject to change. It is

recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and, when the item prior to the application of interest begins, come to the Commission hearing.

- F. The scope of a project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:30 p.m., Monday through Friday.
- G. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St., City Clerk's Office, Central Library and posted online at [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov) Please note that online Staff Reports may not include some exhibits.

## II. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

**\*\* No Requests were made. \*\***

- B. Announcements and appeals.

**\*\*Announcement was made. \*\***

- C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

**\*\* No one wished to speak. \*\***

## III. CONTINUED ITEM:

### ACTUAL TIME: 1:12 P.M.

- A. **APPLICATION OF TOM OCHSNER, ARCHITECT FOR THE HAWKES FAMILY TRUST, 1829 STATE STREET AND 11 W. PEDREGOSA STREET, 027-031-006 and 029-031-007, C-2/R-4, COMMERCIAL AND HOTEL/MOTEL/MULTIPLE RESIDENCE ZONES, GENERAL PLAN DESIGNATION: OFFICES AND GENERAL COMMERCE (MST2004-00132)**

The proposed project involves the development of a three-story mixed use building on two parcels located at 1829 State Street and 11 W. Pedregosa Street. The project site is located at the southwest corner of State and Pedregosa Streets. The existing 1,180 square foot residential unit located at 11 W. Pedregosa is

proposed to be removed. The proposed mixed use project would provide 2,360 net square feet of commercial space and six residential condominiums. The commercial space is proposed to be divided into five commercial units, four of which will be located on the ground floor and one on the second floor. The six residential condominiums are proposed on the second and third floor and range in size from 1,677 to 2,808 net square feet. One residential unit would front on State Street and the remaining five units would either front on Pedregosa Street or be located within the project's interior. Twenty-three parking spaces are proposed in a ground level garage, which includes six, two-car garages for the residential units and 11 parking spaces for the commercial uses. Multiple pedestrian entry points are proposed along State and Pedregosa Streets and vehicular access would be located on Pedregosa Street. The merger of APN 027-031-006 and 027-031-007 is also proposed.

The discretionary applications required for this project are:

1. Modification for front yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
2. Modification for interior yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
3. Modification for rear yard setback encroachment in the R-4, Hotel/Motel/Multiple Residence Zone (SBMC § 28.21.060 and §28.92.110);
4. Tentative Subdivision Map to create a one-lot subdivision for five commercial and six residential condominium units (SBMC§27.07 and 27.13);
5. Conditional Use Permit to allow a driveway and parking area for non-residential uses in a residential zone (SBMC § 28.94.030.H); and
6. Development Plan Approval allow the construction of 2,360 net square feet of nonresidential development (SBMC §28.87.300).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

**\*\* Applications Denied.**  
**White/Jostes Vote: 5/1**  
**Abstain: 0**  
**Absent: 1 (Myers)**  
**Resolution No. 024-07. \*\***

IV. NEW ITEMS:

ACTUAL TIME: 3:14 P.M.

A. APPLICATION OF KIRK GRADIN FOR GRAND AVENUE LLC, 1759 GRAND AVENUE, 027-141-006, R-2 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 12UNITS/AC (MST2006-00746)

The proposed project involves construction of three new single-family dwellings with attached garages and a tentative subdivision map to create three condominiums. The project site is a vacant lot that was once developed with three single-family dwellings, but were demolished in 2005 due to the substandard conditions of the units. As proposed the houses would range in size from 1900 square feet to 2,600 square feet and each would have an attached garage. Unit A would be 2,585 net square feet with a 636 net square foot garage. Unit B would be 1,994 square feet with a 563 square foot garage. Unit C would be 2,163 square feet with a 446 square foot garage. The approximate height of the units would be 30 feet. Access to Units A and B would be from Prospect Avenue and access to Unit C would be from Grand Avenue.

Two Modifications are being requested. Each Modification would be for development of retaining walls along both side yard property boundaries, beginning at the intersection of the front lot line at Grand Avenue and ending approximately at the mid-point of the lot. Each of the Modifications would allow a portion of retaining walls to exceed the required three and one half-foot height in the front yard setback, as well as the required eight-foot height in the side yard setback.

The discretionary applications required for this project are:

1. Modification (western property line) to allow walls greater than 8 feet in the side yard setback and 3 ½ feet in the front yard setback (SBMC §28.92.026.A);
2. Modification (eastern property line) to allow walls greater than 8 feet in the side yard setback and 3 ½ feet in the front yard setback (SBMC §28.92.026.A);
3. Tentative Subdivision Map for a one-lot subdivision to create three (3) residential condominium units (SBMC 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

**\*\*Project approved with amended conditions.**

**Jostes/Thompson Vote: 5/1**

**Abstain: 0**

**Absent: 1 (Myers)**

**Resolution No. 025-07. \*\***

**ACTUAL TIME: 4:26 P.M.**

**B. APPLICATION OF OWEN THOMAS, AGENT FOR THE CITY OF SANTA BARBARA, 601 NORMAN FIRESTONE ROAD, 073-045-003, A-A-O, A-F, S-D-3, AIRCRAFT APPROACH AND OPERATIONS, AIRPORT FACILITIES, AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL (MST 2007-00158, CDP2007-00005)**

The proposed project involves the continued maintenance and grading of approximately 123 acres of infield safety area, and the maintenance and grading of approximately 30 acres of new infield safety area created as part of the Airfield Safety Projects in 2006 and 2007 at the Santa Barbara Airport. The discretionary application required for this project is a Coastal Development Permit to maintain and regrade existing Runway and Taxiway Safety Areas as necessary in the Appealable Jurisdiction of the Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has completed an addendum to the Mitigated Negative Declaration for the Existing Runway and Taxiway Safety Area Grading Project. The addendum concluded that no significant impacts to the environment are anticipated to result from the proposed maintenance project.

Case Planner: Andrew Bermond, Assistant Planner  
Email: Abermond@SantaBarbaraCA.gov

**\*\*Coastal Development Permit approved.  
Thompson/White Vote: 6/0  
Abstain: 0  
Absent: 1 (Myers)  
Resolution No. 026-07. \*\***

**ACTUAL TIME: 4:30 P.M.**

**C. APPLICATION OF BOB PRICE, AGENT FOR LEON F. LUNT AND JOYCE M. LUNT, 3427 SEA LEDGE LANE, APN: 047-082-009, A-1/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL – 1 UNIT PER ACRE (MST2006-00092)**

The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 2,368 square feet for the first floor, 1,262 square for the second floor, a new 455 square foot basement and a new 656 square foot attached two-car garage for a net increase of 3,063 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes replacing the

existing 565 square foot deck, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 6,477 square foot three-story residence which includes the 455 square foot basement and a 656 square foot attached two-car garage.

The discretionary applications required for this project are:

1. Modification to allow an “as-built” portion of an existing deck to encroach into the 15’ required interior yard setback in the A-1 Zone (SBMC §28.15.060);
2. Modification to allow a two-story portion of the addition to encroach into the 15’ required interior yard setback in the A-1 Zone (SBMC §28.15.060);
3. Coastal Development Permit (CDP2006-00003) to allow the proposed development in the Appealable Jurisdiction of the City’s Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15315 [Minor Land Divisions] and 15303 [New Construction].

Case Planner: Jaime Limón, Senior Planner and Kelly Brodison, Assistant Planner

Emails: Jlimon@SantaBarbaraCA.gov; Kbrodison@SantaBarbaraCA.gov

**\*\*Modifications and Coastal Development Permit Denied.**

**Jostes/Bartlett Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Myers)**

**Resolution No. 027-07.**

**Reconsider the decision and place on the June 21, 2007 agenda.**

**Jostes/Bartlett Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Myers)\*\***

**V. ADMINISTRATIVE AGENDA:**

- A. Committee and Liaison Reports.

**\*\* Reports were given.\*\***

- B. Review of the decisions of the Staff Hearing Officer in accordance with SBMC §28.92.080.

**\*\* Decisions reviewed \*\***

- C. Review and consideration of the following Planning Commission Resolutions and Minutes:
- a. Draft Minutes of April 5, 2007
  - b. Resolution 015-07  
1722 State Street
  - c. Draft Minutes of April 19, 2007
  - d. Resolution 017-07  
2108 Los Canoas Road
  - e. Resolution 018-07  
128-138 E. Canon Perdido Street and 825-833 Santa Barbara Street

**\*\*Approved the draft minutes and resolutions with edits**

**Thompson/Larson Vote: 5/0**

**Abstain: 1 (Jostes)**

**Absent: 1 (Myers) \*\***

**VI. ADJOURNMENT:**

**\*\*Adjourn meeting at 6:10 P.M.**

**Jostes/Larson Vote: 6/0**

**Abstain: 0**

**Absent: 1 (Myers)\*\***